

SIGNATURE ASSOCIATES
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Retail For Sublease

Property Name:
Location: 2810 Capital Avenue SW
City, State: Battle Creek, MI
Cross Streets: Beckley Road
County: Calhoun
Zoning: C
Year Built: 2009

Total Building Sq. Ft.:	3,071	**Property Type:**	Restaurant
Available Sq. Ft.:	3,071	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	3,071	**Total Acreage:**	2.00
Max Cont. Sq. Ft.:	3,071	**Land Dimensions:**	N/A
Ceiling Height:	12'	**Parking:**	60
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	Masonry	**Power:**	400 Amps
Structural System:	N/A	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Pylon & Building
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	5,492	**1 Mile:**	$60,812	**Yr:**	2025	**Count:**	9,317	Capital Ave. S. of Beckley Rd. 2-Way
3 Miles:	22,018	**3 Miles:**	$86,183	**Yr:**	2025	**Count:**	15,485	Capital Ave. N. of Beckley Rd. 2-Way
5 Miles:	52,505	**5 Miles:**	$67,763	**Yr:**	2025	**Count:**	16,585	Becky Rd. E. of Capital Ave. 2-Way
				Yr:	2025	**Count:**	10,872	Beckley Rd. W. of Capital Ave. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Contact Broker	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	Contact Broker	**Taxes:**	$30,556.62 (2025)
Lease Term:	N/A	**TD:**	N/A
Sublease Term:	6/30/2033	**Assessor #:**	N/A
Security Deposit:	N/A	**Date Available:**	Immediately
Parcel #:	0635-24-100-1		

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: N/A



Comments: Rare 3,071 sq. ft. former Caribou Coffee drive-thru space available along Capital Avenue SW, positioned directly adjacent to Panera Bread in one of Battle Creek's most active retail corridors. This highly visible end-cap style opportunity benefits from strong daily traffic, shared parking, and excellent co-tenancy that drives consistent customer flow throughout the day. Ideal for coffee or beverage concept, dessert or bakery, quick-service food, specialty takeout, salon or personal care, cell phone repair, insurance, real estate, or professional services. Surrounded by national and regional retailers, restaurants, and neighborhood services. Contact Broker for additional information.

Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.